

Local Market Update – August 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Ashland

Single-Family Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	15	12	- 20.0%	119	73	- 38.7%
Closed Sales	19	11	- 42.1%	113	60	- 46.9%
Median Sales Price*	\$735,000	\$630,000	- 14.3%	\$660,000	\$714,000	+ 8.2%
Inventory of Homes for Sale	12	6	- 50.0%	--	--	--
Months Supply of Inventory	0.9	0.7	- 22.2%	--	--	--
Cumulative Days on Market Until Sale	23	14	- 39.1%	16	19	+ 18.8%
Percent of Original List Price Received*	103.5%	110.3%	+ 6.6%	108.2%	106.8%	- 1.3%
New Listings	13	15	+ 15.4%	132	79	- 40.2%

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

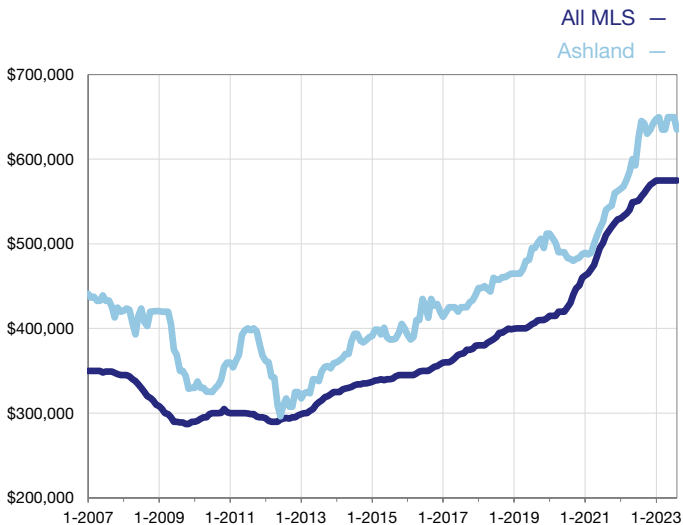
Condominium Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	17	3	- 82.4%	80	53	- 33.8%
Closed Sales	14	7	- 50.0%	67	56	- 16.4%
Median Sales Price*	\$515,000	\$610,000	+ 18.4%	\$521,000	\$536,200	+ 2.9%
Inventory of Homes for Sale	10	4	- 60.0%	--	--	--
Months Supply of Inventory	1.0	0.6	- 40.0%	--	--	--
Cumulative Days on Market Until Sale	27	14	- 48.1%	16	22	+ 37.5%
Percent of Original List Price Received*	101.6%	106.2%	+ 4.5%	106.9%	101.9%	- 4.7%
New Listings	12	7	- 41.7%	90	56	- 37.8%

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation

